

1. Stag Brewery Permanent Use Application: Health Impact Assessment

- 1.1 Hatch has reviewed the proposals for the Renewal of the Permanent Uses Application, including proposed amendments, at the former Stag Brewery Site in Mortlake ('the Site') within the context of different categories of determinants that influence human health and wellbeing¹. In line with guidance from the Healthy Urban Development Unit (HUDU), and taking into consideration the scale, uses and permanent nature of the Application, the HUDU's Planning Checklist has been completed and is provided overleaf.
- 1.2 Information set out within the Application, together with supporting information, including the Transport Note, proposed Planning Conditions and Environmental Briefing Note has informed the assessment set out within the Checklist and Hatch conclude there will be no discernible or significant adverse health impacts resulting from the proposed uses, which include the construction of external film sets.

¹ Health Urban Development Unit, October 2019, Rapid Impact Assessment Tool V4

HUDU Planning Checklist

Theme 1: Healthy Housing				
Issue	Key questions	Yes /No / Not relevant Comment	Policy requirements and standards	Why is it important
The Permanent Uses Application does not include any proposed residential (Use Class C3) development. This section is therefore not relevant .				

Theme 2: Active Travel				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Promoting walking and cycling	Does the proposal promote cycling and walking through measures in a travel plan, including adequate cycle parking and cycle storage?	<p>YES. A Framework Travel Plan has been submitted to support the permanent planning application (Stantec, February 2023, Framework Travel Plan (FTP)) which aims to encourage active travel via a number of measures including through promoting cycling and walking.</p> <p>The FTP proposes that workers at the site will receive a welcome pack including information on sustainable modes of transport and information regarding safe walking and cycling routes around the site.</p> <p>According to the FTP, sheltered cycle parking and racks will be provided on site within building 6 with cycle parking catering for all types of cycles including spaces for cargo and oversized bikes.</p>	<p>London Plan Policy 6.3 (C) Travel plans London Plan Policy 6.9 Cycling. London Plan Policy 6.10 Walking. London Plan - Parking Addendum to Chapter 6 on cycle parking: Table 6.3 Cycle parking minimum standards. Housing SPG Standards 20 and 21 on cycle storage.</p>	<p>A travel plan can address the environmental and health impacts of development by promoting sustainable transport, including walking and cycling.</p> <p>Cycle parking and storage in residential dwellings can encourage cycle participation.</p>

<p style="text-align: center;">b. Safety</p>	<p>Does the proposal include traffic management and calming measures and safe and well lit pedestrian and cycle crossings and routes?</p>	<p>Not relevant For the purposes of the permanent application, the Transport Technical Note (prepared by Stantec, February 2023) confirms there are no proposed changes to any of the transport networks surrounding the site as a result of the existing networks being sufficient.</p> <p>Employees will therefore be making use of existing transport networks, crossings and pedestrian routes.</p> <p>According to the FTP, employees travelling to and from the Site as pedestrians and cyclists will be given information regarding safe walking and cycling routes as well as public transport routes.</p>	<p>London Plan Policy 6.9 Cycling. London Plan Policy 6.10 Walking.</p>	<p>Traffic management, calming measures and safe crossings can reduce road accidents involving cyclists and pedestrians and increase levels of walking and cycling.</p>
<p style="text-align: center;">c. Connectivity</p>	<p>Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks and public transport?</p>	<p>Not relevant For the purposes of the permanent application, there are no proposed changes to any of the transport networks surrounding the site as a result of the existing networks being sufficient.</p> <p>Employees will therefore be making use of existing transport networks. Employees will receive a Travel Welcome Pack including information on sustainable modes of transport and information regarding safe walking and cycling routes around the site.</p>	<p>London Plan Policy 6.9 Cycling - Map 6.2 Cycle superhighways. London Plan Policy 6.10 Walking - Map 6.3 Walk London Network. Green Infrastructure: The All London Green Grid SPG (March 2012). Transport for London Legible London. Transport for London Bus Service Planning Guidelines.</p>	<p>Developments should prioritise the access needs of cyclists and pedestrians. Routes should be safe, direct and convenient and barriers and gated communities should be avoided. Developments should be accessible by public transport.</p>

<p>d. Minimising car use</p>	<p>Does the proposal seek to minimise car use by reducing car parking provision, supported by the controlled parking zones, car free development and car clubs?</p>	<p>Yes The FTP for the permanent application includes a number of measures to reduce car use and encourage active travel including:</p> <ul style="list-style-type: none"> - Raising awareness amongst employees of sustainable modes of transport via a Travel Welcome Pack - Car Sharing and car clubs encouraged amongst staff, with information on location of car clubs provided. - A specific car sharing scheme will be set up that helps to match workers with similar commuting locations. Incentives will then be provided for those who use the scheme, such as a monthly prize draw for those who regularly car share. - Season ticket loans will be available for staff, to further encourage using Public Transport by removing the financial barrier. - Information regarding safe walking and cycling routes around the site, as well as train and bus information will be provided to employees - catering provided on site, reducing the need for employees to travel off-site during the day 	<p>London Plan Policy 6.13 Parking - Table 6.2 Car parking standards (Parking addendum to chapter 6). Housing SPG Standards 17 to 19 on car parking provision.</p>	<p>Space for pedestrians and cyclists should be given priority over commercial and private vehicles. Maximum car parking levels allows for provision to be reduced as far as practicable.</p> <p>Car clubs can be effective in reducing car use and parking demand at new residential developments.</p>
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Theme 3: Healthy Environment

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Construction	Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	<p>Yes</p> <p>The Outline Construction Management Plan (CMP) (Stantec, February 2023) confirms that a variety of different measures will be used to minimise the impacts of construction-related vehicle movements and facilitate sustainable construction travel as well as to mitigate potential sources of dust, noise and vibration. These include:</p> <ul style="list-style-type: none"> - provision of environmental dust screens and dust suppression - maintaining site operational hours - Commitment to use a delivery management system - Commitment to use suppliers and contractors that are members of best practice schemes - Ensure a CMP management, monitoring and compliance regime is in place <p>The CMP concludes there will be no significant impact on the surrounding highway network during construction of film sets</p>	<p>London Plan Policy 5.3 Sustainable design and construction.</p> <p>London Plan Policy 5.18 Construction, excavation and demolition waste.</p> <p>The Control of Dust and Emissions During Construction and Demolition SPG (July 2014).</p> <p>Housing SPG Standard 34 on environmental performance.</p>	<p>Construction sites can have a negative impact on an area and can be perceived to be unsafe. Construction activity can cause disturbance and stress, which can have an adverse effect on physical and mental health. Mechanisms should be put in place to control hours of construction, vehicle movements and pollution.</p> <p>Community engagement before and during construction can help alleviate fears and concerns.</p>

<p style="text-align: center;">b. Air quality</p>	<p>Does the proposal minimise air pollution caused by traffic and energy facilities?</p>	<p>Yes The Air Quality Assessment undertaken by Waterman and presented in the Environmental Assessment Reports confirms that the Development does not propose a combustion plant and would therefore not give rise to any significant adverse air quality impacts. The heating plant was therefore considered to be 'Air Quality Neutral' with respect to building emissions. Building emissions have therefore not been considered further within the air quality neutral assessment.</p> <p>T A total of 43,800 annual vehicle trips are estimated to be generated by the Development which is less than the Transport Emission Benchmark of 192,000. The Air Quality Neutral Assessment (February 2023) undertaken by Waterman confirms that, in accordance with the adopted London Plan 2021, the development would be Air Quality Neutral.</p>	<p>London Plan Policy 7.14 Improving air quality. At least 'air quality neutral' - Housing SPG Standard 33 on air quality.</p> <p>London Plan Policy 5.10 Urbangreening.</p> <p>London Plan Policy 5.3 Sustainable design and construction.</p>	<p>The long-term impact of poor air quality has been linked to life-shortening lung and heart conditions, cancer and diabetes.</p>
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Theme 3: Healthy Environment

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
c. Noise	Does the proposal minimise the impact of noise caused by traffic and commercial uses through insulation, site layout and landscaping?	<p>Yes Having considered the traffic and operational uses associated with Stag Brewery, the Noise and Vibration Assessment undertaken by Waterman and presented in the Environmental Assessment Report (February 2023) confirms that the potential noise impacts are predicted to be insignificant.</p>	<p>London Plan Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.</p> <p>Limit the transmission of noise to sound sensitive rooms - Housing SPG Standard 30 on noise.</p>	Reducing noise pollution helps improve the quality of urban life.
d. Open space	<p>Does the proposal retain or replace existing open space and in areas of deficiency, provide new open or natural space, or improve access to existing spaces?</p> <p>Does the proposal set out how new open space will be managed and maintained?</p>	<p>Yes An Open Space Assessment and Public Open Space Assessment has been prepared by Gerald Eve (February 2023) and submitted with the application. The Assessments confirm the application would not affect the function of the OOLTI and that it is unlikely that the film set, at its maximum extent will be visible at any location from the playing fields. Furthermore, the Assessment concludes that the application would not affect open space provided at Mortlake Green or the designated OOLTI land and would be unlikely to lead to any additional burden or pressure on the capacity of existing provision.</p>	<p>London Plan Policy 7.1 Lifetime neighbourhoods.</p> <p>London Plan Policy 7.18 Protecting open space and addressing deficiency, Table 7.2 Public open space categorisation.</p> <p>London Plan Policy 7.19 Biodiversity and access to nature.</p> <p>Housing SPG Standards 3 and 4 on communal and public open space.</p>	<p>Access to open space has a positive impact on health and wellbeing. Living close to areas of green space, parks, woodland and other open space can improve physical and mental health regardless of social background.</p> <p>To maintain the quality and usability of open spaces an effective management and maintenance regime should be put in place.</p>

Theme 3: Healthy Environment

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
e. Play space	Does the proposal provide a range of play spaces for children and young people?	Not Relevant	<p>London Plan Policy 3.6 Children and young people’s play and informal recreation facilities.</p> <p>Shaping Neighbourhoods: Play and Informal Recreation SPG (Sept 2012) -quantity Benchmark Standard of a minimum of 10 square metres per child regardless of age (4.24) and accessibility to play space Benchmark Standard (Table 4.4).</p> <p>Housing SPG Standard 5 on play space.</p>	<p>Regular participation in physical activity among children and young people is vital for healthy growth and development.</p> <p>The location of play spaces should be accessible by walking and cycling routes that are suitable for children to use.</p>
f. Biodiversity	Does the proposal contribute to nature conservation and biodiversity?	<p>Yes</p> <p>The Ecology Assessment undertaken by Waterman and presented in the Environmental Assessment Report (February 2023, Waterman) concludes that any effects upon those ecological features present at the Site as a result of the proposed filming activities would be insignificant with the exception of Bats, where effects from light spill on historical and more recently recorded roost sites could be significant in the absence of appropriate mitigation. Mitigation is therefore proposed, which if actioned, will reduce the effects on Bats to insignificant.</p> <p>Ecological Enhancement measures for roosting Bats, and breeding birds are also proposed and to be delivered via a legal agreement.</p>	<p>London Plan Policy 7.19 Biodiversity and access to nature.</p> <p>Table 7.3 - London regional Biodiversity Action Plan habitat targets for 2020.</p> <p>Housing SPG Standard 40 on ecology.</p>	<p>Access to nature and biodiversity contributes to mental health and wellbeing.</p> <p>New development can improve existing, or create new, habitats or use design solutions (green roofs, living walls) to enhance biodiversity.</p>

<p>g. Local food growing</p>	<p>Does the proposal provide opportunities for food growing, for example by providing allotments, private and community gardens and green roofs?</p>	<p>Not Relevant</p>	<p>London Plan Policy 5.10 Urbangreening. London Plan Policy 7.22 Land for food. London Plan Policy 5.11 Green roofs and development site environs.</p>	<p>Providing space for local food growing helps promote more active lifestyles, better diets and social benefits.</p>
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Theme 3: Healthy Environment

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
h. Flood risk	Does the proposal reduce surface water flood risk through sustainable urban drainage techniques, including storing rainwater, use of permeable surfaces and green roofs?	<p>Not Relevant Given the proposed uses, no changes will be made to the current design of the buildings. The Proposed Development would therefore have no impact on the surface water drainage regime within the Site</p> <p>This is confirmed by the submitted Drainage Strategy Note (February 2023, Watermans).</p>	<p>London Plan Policy 5.3 Sustainable design and construction.</p> <p>London Plan Policy 5.11 Green roofs and development site environs.</p> <p>London Plan Policy 5.13 Sustainable drainage.</p> <p>Flooding and drainage - Housing SPG Standards 38 and 39.</p>	<p>Flooding can result in risks to physical and mental health. The stress of being flooded and cleaning up can have a significant impact on mental health and wellbeing.</p> <p>It is likely that increasing development densities and building coverage coupled with more frequent extreme weather events will increase urban flood risk.</p>
i. Overheating	Does the design of buildings and spaces avoid internal and external overheating, through use of passive cooling techniques and urban greening?	<p>Not Relevant Given the proposed uses, no changes will be made to the current design of the buildings (as confirmed by the Environmental Assessment Report, February 2023).</p>	<p>London Plan Policy 5.3 Sustainable design and construction.</p> <p>London Plan Policy 5.9 Overheating and cooling.</p> <p>London Plan Policy 5.10 Urban greening.</p> <p>London Plan Policy 5.11 Green roofs and development site environs.</p> <p>Overheating - Housing SPG Standards 36.</p>	<p>Climate change with higher average summer temperatures is likely to intensify the urban heat island effect and result in discomfort and excess summer deaths amongst vulnerable people.</p> <p>Urban greening - tree planting, green roofs and walls and soft landscaping can help prevent summer overheating.</p>

Theme 4: Vibrant Neighbourhoods

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Health services	Has the impact on healthcare services been addressed?	Not relevant. Given the nature of the proposed uses there will be no discernable impact on requirements for healthcare services.	London Plan Policy 3.17 Health and social care facilities. NHS London Healthy Urban Development Unit Planning Contributions Tool (the HUDU Model). Social Infrastructure SPG (2015).	Poor access and quality of healthcare services exacerbates ill health, making effective treatment more difficult. The provision of support services and advice on healthy living can prevent ill health.
b. Education	Has the impact on primary, secondary and post-19 education been addressed?	Not relevant. Given the nature of the proposed uses there will be no discernable impacts on requirements for education provision.	London Plan Policy 3.18 Education facilities.	Access to a range of primary, secondary and post-19 education improves self-esteem, job opportunities and earning capacity.
c. Access to social infrastructure	Does the proposal contribute to new social infrastructure provision that is accessible, affordable and timely? Have opportunities for multi-use and the co-location of services been explored?	Not relevant. Given the nature of the proposed uses there will be no discernable impacts on requirements for social infrastructure.	London Plan Policy 3.16 Protection and enhancement of social infrastructure. London Plan Policy 7.1 Lifetime neighbourhoods. Social Infrastructure SPG (2015).	Good access to local services is a key element of a lifetime neighbourhood and additional services will be required to support new development. Not doing so will place pressure on existing services. Future social infrastructure requirements are set out in Borough infrastructure plans and developments will be expected to contribute towards additional services and facilities.

Theme 4: Vibrant Neighbourhoods

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
d. Local employment and healthy workplaces	<p>Does the proposal include commercial uses and provide opportunities for local employment and training, including temporary construction and permanent 'end-use' jobs?</p> <p>Does the proposal promote the health and wellbeing of future employees by achieving BREEAM health and wellbeing credits?</p>	<p>Yes</p> <p>Disney are the proposed occupier of the site and have indicated that around 200 employees will be supported on-site including both full-time and part-time roles and across a range of occupations including managerial and technical roles in film and tv, catering, administrative and acting.</p> <p>Given the nature of the use and application and the likely single occupier of the Site, the opportunities for local employment may be limited.</p>	<p>London Plan Policy 4.12 Improving opportunities for all and London Plan Policy 8.2 Planning obligations.</p> <p>London Plan Policy 7.1 Lifetimeneighbourhoods.</p> <p>Workplace environment - BREEAM health and wellbeing credits.</p>	<p>Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Employment can aid recovery from physical and mental illnesses.</p> <p>Creating healthier workplaces can reduce ill health and employee sickness absence.</p>
e. Access to local food shops	<p>Does the proposal provide opportunities for local food shops?</p> <p>Does the proposal avoid an over concentration or clustering of hot food takeaways in the local area?</p>	<p>Not relevant.</p>	<p>London Plan Policy 4.7 Retail and towncentre development.</p> <p>London Plan Policy 4.8 Supporting a successful and diverse retail sector.</p> <p>London Plan Policy 4.9 Small shops.</p> <p>London Plan Policy 7.1 Lifetimeneighbourhoods.</p>	<p>A proliferation of hot food takeaways and other outlets selling fast food can harm the vitality and viability of local centres and undermine attempts to promote the consumption of healthy food, particularly in areas close to schools.</p>

Theme 4: Vibrant Neighbourhoods

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
f. Public realm	<p>Does the design of the public realm maximise opportunities for social interaction and connect the proposal with neighbouring communities?</p> <p>Does the proposal allow people with mobility problems or a disability to access buildings and places?</p>	<p>Not relevant The nature of the application means that no changes are being made to the design of the public realm or accessibility of existing buildings (as confirmed by the Environmental Assessment Report, February 2023).</p>	<p>London Plan Policy 7.1 Lifetimeneighbourhoods.</p> <p>London Plan Policy 7.2 An inclusiveenvironment.</p> <p>London Plan Policy 7.5 Public realm.</p> <p>Shaping Neighbourhoods. AccessibleLondon: Achieving and Inclusive Environment SPG (Oct 2014).</p> <p>Housing SPG Standard 10 on active frontages.</p>	<p>The public realm has an important role to play in promoting walking and cycling, activity and social interaction. It also affects people’s sense of place, security and belonging. It is a key component of a lifetime neighbourhood.</p> <p>Shelter, landscaping, street lighting and seating can make spaces attractive and inviting.</p> <p>Implementing inclusive design principles effectively creates an accessible environment, in particular for disabled and older people.</p>

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